

Registered Number 685160

Charity Reg No 246972

**ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

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**REPORT AND ACCOUNTS  
FOR THE YEAR ENDED  
30 SEPTEMBER 2011**

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**ALBERT GOODMAN CBH  
CHARTERED ACCOUNTANTS**

**LUPINS BUSINESS CENTRE  
1-3 GREENHILL  
WEYMOUTH  
DORSET DT4 7SP**

**TUESDAY**



A14      \*A1BV37SX\*      #401  
26/06/2012  
COMPANIES HOUSE

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **OFFICERS AND ADVISERS**

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<b>EXECUTIVE COMMITTEE</b>	Mrs B Mills (Chairman) Mrs P Camp Mrs J Branton Mrs J Sheppard Mr A Newberry Mr M Thame
<b>SECRETARY</b>	E J Lilley
<b>TREASURER</b>	A E Newberry
<b>REGISTERED OFFICE</b>	Lupins Business Centre 1-3 Greenhill Weymouth Dorset DT4 7SP
<b>REGISTERED NUMBER</b>	685160 (England and Wales)
<b>BANKERS</b>	Barclays Bank Plc Weymouth
<b>AUDITORS</b>	CB Reid Ltd

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **REPORT OF THE EXECUTIVE COMMITTEE**

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The executive committee, who are also directors of the company for the purposes of the Companies Act 2006 and trustees for the purposes of the Charities Act 2003, submits its annual report and the audited accounts for the year ended 30 September 2011

### **ACTIVITIES**

The principal activity of the society is to provide accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The society is a company limited by guarantee (Number 685160) having no share capital and with solely charitable objectives. The company was incorporated on 2 March 1961 and is governed by its Memorandum and Articles of Association. The society is also registered as a charity (Number 246972) and with the Tenants Services Authority (Number H0068).

New executive committee members are appointed by existing executive committee members. The society's Articles of Association dictate that until otherwise determined by a general meeting the number of executive committee members shall not be less than 3 nor more than 18. All new executive committee members are made aware of their obligations when taking on the appointment.

### **OBJECTS AND ACTIVITIES**

The society's principal objects as set out in its Memorandum of Association originally drafted in 1961 are "to relieve aged impotent and poor people of all classes, for the advancement of religion and education and for other charitable purposes beneficial to the community". In practice the society achieves this by providing accommodation for the elderly in the homes that it owns. The trustees have had regard to the guidance issued by the Charity Commission on public benefit and consider that the society's aims and objectives comply with the Charity Commission guidance in this regard.

### **REVIEW OF ACHIEVEMENTS AND PERFORMANCE DURING THE YEAR**

The society continued to provide housing for the elderly. The financial results for the year are as set out in the income and expenditure account and the position at the end of the year is shown in the balance sheet. The detailed property revenue account is presented in note 18. The income and expenditure accumulated surplus increased by the surplus for the year of £10616. All of the society's reserves are represented by unrestricted funds. The executive committee considers the state of affairs of the society and the level of reserves held to be satisfactory in view of its ongoing commitment to maintain its properties and to fulfill its obligations to both tenants and staff.

### **FUTURE DEVELOPMENTS**

The society will continue providing accommodation for the elderly and has no plans to change its operation in the foreseeable future. Extensions and improvements have been carried out to properties, being en suite facilities and extra accommodation at the care home and a project is proposed to enlarge the kitchen and lounge area at the supportive house.

### **FIXED ASSETS**

Details of cost and depreciation of fixed assets are set out in Notes 3 and 8. The executive committee is of the opinion that the market value for the existing use of the land and buildings is not significantly different from their current valuation for insurance purposes in a sum of £2003128. This valuation has not been incorporated in these accounts.

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **REPORT OF THE EXECUTIVE COMMITTEE**

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### **EXECUTIVE COMMITTEE**

The members of the executive committee who served during the year were

Mrs B Mills - Chairman  
Mrs P Camp  
Mrs J Branton  
Mrs J Sheppard  
Mr A Newberry  
Mr M Thame

In accordance with the Registered Rules of the Society Mrs J Sheppard and Mr A Newberry retire by rotation, and being eligible, offer themselves for re-election at the forthcoming Annual General Meeting to be held on 5 March 2012

### **Statement of executive committee members responsibilities**

The executive committee members (who are the directors of Abbeyfield (Weymouth) Society Limited for the purposes of company law) are responsible for preparing the Executive Committee Report and the financial statements in accordance with applicable law and regulations

Company law and registered social housing legislation require the executive committee members to prepare financial statements for each financial year. Under that law the executive committee members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the executive committee members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the society and the surplus or deficit of the society for that period.

In preparing these financial statements, the executive committee members are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The executive committee members are responsible for keeping adequate accounting records that are sufficient to show and explain the society's transactions and disclose with reasonable accuracy at any time the financial position of the society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006. They are also responsible for safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# ABBNEYFIELD (WEYMOUTH) SOCIETY LTD

## REPORT OF THE EXECUTIVE COMMITTEE

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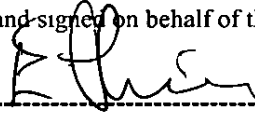
### STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the executive committee members of the Registered Social Landlord who held office at the date of approval of the accounts as set out above each confirm, so far as we are aware, that

- ~ there is no relevant audit information of which the Registered Social Landlord's auditors are unaware and
- ~ we have taken all the steps that we ought to have taken as executive committee members in order to make ourselves aware of any relevant audit information and to establish that the Registered Social Landlord's auditors are aware of that information

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006

Approved by and signed on behalf of the executive committee



----- E J Lilley

5/3/2012

----- Date

## **ABBEYFIELD (WEYMOUTH) SOCIETY LTD**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBEYFIELD (WEYMOUTH) SOCIETY LTD**

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We have audited the financial statements of Abbeyfield (Weymouth) Society Limited for the year ended 30 September 2011 which comprise the Income and Expenditure Account, the Balance Sheet, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the housing association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Respective responsibilities of the executive committee and auditors**

As explained more fully in the Statement of Executive Committee Member's Responsibilities the executive committee members (who are also the directors of the association for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the association's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the board, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Executive committee report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

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### **Opinion on the financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the association's affairs as at 30 September 2011 and of its income and expenditure for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Requirements for Registered Social Landlords General Determination 2006

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Executive committee report for the financial year for which the financial statements are prepared is consistent with the financial statements

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of executive committee members' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the executive committee was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Executive Committee Report

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion

- a satisfactory system of control over transactions has not been maintained



P Cattermole  
Senior Statutory Auditor  
for and on behalf of CB Reid Ltd  
Statutory Auditor

9 MARCH 2012

# ABBEYFIELD (WEYMOUTH) SOCIETY LTD

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2011

		2011	2010
	Note	£	£
<b>TURNOVER</b>	18	549891	483401
Operating Costs	18	532237	499052
<b>HOUSING OPERATING SURPLUS (DEFICIT)</b>		<u>17654</u>	<u>( 15651 )</u>
<b>OTHER OPERATING INCOME</b>			
Donations	904		20
Garage rent MacPherson House	<u>-</u>		<u>350</u>
		904	370
<b>OPERATING SURPLUS (DEFICIT)</b>		<u>18558</u>	<u>( 15281 )</u>
<b>INTEREST RECEIVABLE AND SIMILAR INCOME</b>			
Bank	7	2078	3323
		<u>20636</u>	<u>( 11958 )</u>
<b>OTHER RECOGNISED MOVEMENTS</b>			
(Loss) Profit on investment assets		<u>( 10020 )</u>	<u>2802</u>
<b>SURPLUS (DEFICIT) FOR FINANCIAL YEAR</b>		<u>10616</u>	<u>( 9156 )</u>
<b>Brought forward</b>		1836733	1845889
<b>Carried forward</b>		<u><u>1847349</u></u>	<u><u>1836733</u></u>

No operations have been discontinued or acquired during the year, and the amounts above relate entirely to continuing operations

The society has no recognised gains or losses other than those included in the surpluses and deficits for the above two financial years and therefore no separate statement of total recognised gains and losses has been presented



**ABBEYFIELD (WEYMOUTH) SOCIETY LTD****BALANCE SHEET AS AT 30 SEPTEMBER 2011**

		2011	2010
	Note	£	£
<b>FIXED ASSETS</b>			
Tangible assets			
Housing land and buildings	3	1701979	1585667
Social Housing grant		( 92001 )	( 92001 )
		1609978	1493666
Fixtures, fittings and equipment	8	14297	14217
		1624275	1507883
Investments	9	8364	18384
		1632639	1526267
<b>CURRENT ASSETS</b>			
Debtors and prepayments	10	29779	22097
Investments	11	182782	332442
Cash at bank and in hand		32401	6177
		244962	360716
<b>CREDITORS: Amounts falling due within one year</b>			
	12	30245	50243
<b>NET CURRENT ASSETS</b>		214717	310473
<b>TOTAL ASSETS LESS LIABILITIES</b>		1847356	1836740
<b>CAPITAL AND RESERVES</b>			
Guarantees	13	7	7
General unrestricted reserves			
Income and expenditure - accumulated surplus		1847349	1836733
<b>ACCUMULATED FUND</b>		1847356	1836740

These accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The accounts were approved by the executive committee on

5<sup>th</sup> March 2012

Mrs B Mills

Chairman

E J Lilley

Secretary

A E Newberry

Treasurer

# ABBEYFIELD (WEYMOUTH) SOCIETY LTD

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011

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### 1 Status

The society is a company limited by guarantee (Number 685160) having no share capital and with solely charitable objectives, it is also registered as a charity (Number 246972) The society was formerly registered with The Housing Corporation as a housing association and is now with the Tenants Services Authority

### 2. Accounting Policies

#### Accounting convention

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Statement of Recommended Practice Accounting by Registered Social Landlords 2008 and with the Accounting Requirements for Registered Social Landlords General Determination 2006 The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets

#### Turnover

Turnover comprises rental and service income receivable

#### Tangible assets: Housing land and buildings

The Society has adopted Financial Reporting Standard 15 on Tangible Fixed Assets by recognising land donated to it and including it at the executive committee's valuation Depreciation is not provided on land and buildings This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is, in the opinion of the executive committee, necessary for the financial statements to give a true and fair view In the committee's opinion the properties have a residual value not materially different from the amount at which the properties are included in the financial statements and are subject to periodic impairment reviews The committee also consider the remaining useful lives of the properties are at least 50 years and therefore the depreciation charge would be insignificant

#### Social Housing Grant

Where developments have been financed wholly, or partly, by Social Housing Grant (SHG), the cost of those developments has been reduced by the amount of the grant receivable which is shown separately in the Balance Sheet SHG has in the past, with the approval of the Housing Corporation (now the Tenants Services Authority), been transferred between the society's freehold properties and so no SHG has been repayable on any subsequent disposal of properties to which SHG originally related SHG may however become repayable under certain circumstances (including the sale of properties) in the future

#### Tangible assets: Fixtures, fittings and equipment

Depreciation is charged on the reducing balance basis at 10% per annum A full year's depreciation charge is made on fixed assets in the year that the asset is brought into use and no charge is made in the year of disposal Fire precaution costs are not depreciated Assets donated to the society are not included in the Balance Sheet, other assets are included at cost

#### Future cyclical and major repairs

No provision is made for future cyclical or major repairs as the society keeps its properties in a state of continued good repair and charges the whole cost to revenue in the year in which it is incurred The physical condition of the properties is kept under constant review and a programme of maintenance work is planned and updated as appropriate

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011**

### **Investments**

Fixed asset investments are included in the balance sheet at original cost less provision for permanent diminution in value, if any. At the balance sheet date the shares were valued at £0.3487 each.

### **Allocation of expenses**

Expenses are allocated to management, repairs and service costs on the basis of the proportion of time or other relevant factors attributable to these activities.

### **Corporation Tax and VAT**

The society has charitable status and is exempt from Corporation Tax on the income it has received.

The society is not registered for VAT.

### **Pensions**

The society has no pension arrangements for employees, other than Social Security benefits and a stakeholder pension scheme to which they are able to contribute at no cost to the society.

	2011 £	2010 £
<b>3. Housing land and buildings</b>		
<b>SHG assisted schemes freehold (completed)</b>		
<b>Cost</b>		
At 30 September 2010	37557	37557
At 30 September 2011	<u>37557</u>	<u>37557</u>
<b>Freehold Properties</b>		
<b>Cost / valuation</b>		
At 30 September 2010	1548110	1292000
Additions to existing properties	116312	256110
At 30 September 2011	<u>1664422</u>	<u>1548110</u>
 Total at 30 September 2011	 <u>1701979</u>	 <u>1585667</u>
 <b>Social Housing Grant</b>		
At 30 September 2011	<u>92001</u>	<u>92001</u>

In accordance with the society's adopted accounting policy, housing land and buildings donated to it are included at the executive committee's valuation upon receipt. All other housing land and buildings are included at cost.

<b>4. Housing stock</b>	<b>Units under development</b>		<b>Units in management</b>	
	<b>2011</b>	<b>2010</b>	<b>2011</b>	<b>2010</b>
Hostel accommodation				
bed spaces	<u>10</u>	<u>10</u>	<u>28</u>	<u>28</u>

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011**

### **5. Executive committee members' emoluments**

The executive committee members neither received nor waived any emoluments during the year (2010 - nil)

	2011 £	2010 £
<b>6. Employee costs</b>		
Salaries and wages	338100	318305
Social security	17380	17028
	<u>355480</u>	<u>335333</u>

The average weekly number of persons employed was 23 (2010 - 23) full time equivalents

### **7. Interest receivable and similar income**

Bank and short term deposit interest gross	2078	3323
	<u>2078</u>	<u>3323</u>

### **8. Fixtures, fittings and equipment**

#### **Cost:**

Brought forward	45237	45237
Additions	1240	-
Carried forward	<u>46477</u>	<u>45237</u>

#### **Depreciation:**

Brought forward	31020	29869
Provision	1160	1151
Carried forward	<u>32180</u>	<u>31020</u>

<b>Net book value</b>	<u>14297</u>	<u>14217</u>
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### **9. Fixed asset investments**

#### **UK investments listed on the UK stock exchange**

Market value brought forward	18384	10500
Rights Offer taken up	-	5082
Consideration received	-	-
Profit (Loss) on revaluation	( 10020 )	2802
Market value carried forward	<u>8364</u>	<u>18384</u>

Historical cost	<u>60903</u>	<u>60903</u>
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The investment comprises solely of ordinary shares in Lloyds Banking Group which are held primarily to provide an investment return for the society

### **10. Debtors: Amounts due within one year**

Residents' charges due and unpaid	27160	18687
Other debtors	-	108
Bank interest receivable	230	491
Payments in advance	2389	2811
	<u>29779</u>	<u>22097</u>

# **ABBNEYFIELD (WEYMOUTH) SOCIETY LTD**

## **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011**

	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
<b>11. Current asset investments</b>		
Bank deposits	<u>182782</u>	<u>332442</u>
<b>12 Creditors: Amounts falling due within one year</b>		
Trade creditors	19381	6638
Taxation and social security	4506	5328
Accruals	<u>6358</u>	<u>38277</u>
	<u>30245</u>	<u>50243</u>
<b>13 Share capital</b>		
There is no authorised share capital. The company is limited by guarantee, the number of members whose liability is limited to £1 at the year end was		
	<u>7</u>	<u>7</u>
<b>14. Transactions with related parties</b>		
A E Newberry, the Society's Treasurer, and Executive Committee member is also a director and shareholder of Albert Goodman CBH Limited. Treasurers fees in a sum of £15446 (2010 £18,332) were payable by the Society to Albert Goodman CBH Limited for the year. These include an accrual amounting to £1200 as at the balance sheet date.		
<b>15. Auditors' remuneration</b>		
The fee payable for the audit of the accounts for the year ended 30 September 2010 amounted to £2340 and an accrual in the sum of £2000 has been provided this year.		
	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
<b>16. Operating surplus (deficit)</b>		
Operating surplus (deficit) is stated after charging		
Auditors' remuneration	2790	1754
Losses arising from vacancies and absences	54731	55273
Depreciation of owned assets	1160	1151
<b>17. Reserves</b>		
General unrestricted reserves		
Opening reserves	1836733	1845889
Surplus (deficit) for year	<u>10616</u>	<u>( 9156 )</u>
Closing reserves	<u>1847349</u>	<u>1836733</u>

# **ABBEYFIELD (WEYMOUTH) SOCIETY LTD**

## **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011**

	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
<b>18. Detailed hostel property revenue account</b>		
<b>INCOME</b>		
Residents' charges	604622	538674
Losses arising from vacancies and absences	( 54731 )	( 55273 )
<b>Turnover - net income from residents' charges</b>	<u>549891</u>	<u>483401</u>
<b>EXPENDITURE</b>		
<b>Management expenses</b>		
Insurance	4889	5025
Telephone	1929	1704
Registration fees	1683	1683
Membership fee The Abbeyfield Society	5546	5432
Other subscriptions	313	80
Audit fee	2790	1754
Promotional advertising	3596	3680
Stationery and postage	1171	1401
Bank charges	446	207
Treasurer's fees	15446	18332
	<u>37809</u>	<u>39298</u>
<b>Repairs and maintenance</b>	<u>29195</u>	<u>30163</u>
<b>Service costs</b>		
Care and catering		
Employee costs	355480	335333
Agency staff	19446	5959
Recruitment advertisement fees	906	1188
Food costs and cleaning materials	36932	35606
Staff Training	2334	1016
Incontinence supplies	7258	7040
Garden maintenance	6640	6985
Council tax/ water rates	7848	7336
Heating and lighting	21647	22817
Sundry	4269	3792
Motor	1313	1368
Equipment depreciation	1160	1151
	<u>465233</u>	<u>429591</u>
<b>Operating costs</b>	<u>532237</u>	<u>499052</u>
<b>Hostel property revenue operating surplus (deficit)</b>	<u><u>17654</u></u>	<u><u>( 15651 )</u></u>